

Deed, Parcel 8, (Shriners Hospital)

Adopted at Meeting of December 4, 1964

*o/o William C. Hayden
185 Tremont St.
Boston, Mass.*

BOSTON REDEVELOPMENT AUTHORITY, a public body, politic and corporate, duly organized and existing pursuant to Chapter 121 of the General Laws of Massachusetts, with an usual and principal place of business in Boston, County of Suffolk, Commonwealth of Massachusetts, in consideration of the payment of Fifty-Three Thousand Seven Hundred Sixty-Three and 75/100 Dollars (\$53,763.75) GRANTS to the SHRINERS' HOSPITAL FOR CRIPPLED CHILDREN, a Massachusetts charitable corporation, having its principal place of business in Springfield, Massachusetts, with quitclaim covenants, the following described land:

A certain parcel of land situated in Boston, County of Suffolk, Commonwealth of Massachusetts, being shown as Parcel 8 on a plan entitled, "Plan of Land in Boston, dated September 10, 1963, Parcel 8 of West End Land Assembly and Redevelopment Plan, prepared by J. L. Hayden Associates, Inc.," which plan is recorded herewith and to which plan reference may be had for a more particular description.

A portion of said parcel is Registered Land, described in Certificate of Title No. 64281, issued by the Suffolk Registry District of the Land Court and is shown as Parcels 2 and 3 on Land Court Plan No. 892B.

This conveyance is made subject to easements to the City of Boston for highway purposes in Blossom Street and in William Cardinal O'Connell Way as shown on said plan recorded herewith, said easement area containing 17,570 square feet. The area hereby conveyed exclusive of said easements area is 39,825 square feet.

This conveyance is made subject to the terms and conditions set forth in "Sales Contract for the West End Project Area" dated March 30, 1964, by and between the grantor and grantee hereto all of which survive the delivery of this Deed and are binding upon all persons dealing with the granted premises and enforceable by the grantee or its successors in title and by the grantor and any successor public agency designated by or pursuant to law to the extent provided therein, said Sales Contract being recorded herewith and

made a part hereof. All said terms and conditions contained in said Sales Contract, except only the covenants set forth specifically and stated to run with the land, shall upon completion of the required improvements on the granted premises and the recording or registration of a Certificate of Completion by the grantor be a conclusive determination that all obligations of the grantee, its successors and assigns, as to the granted premises have been satisfied except only said covenants set forth and stated to run with the land.

The granted premises are conveyed subject to the following covenants:

(a) The grantee covenants that it and its successors and assigns shall:

(i) devote the granted premises to and only to and in accordance with the uses specified in the West End Land Assembly and Re-development Plan recorded in Suffolk County Registry of Deeds in Book 7464, Page 321, as now or hereafter amended from time to time, it being agreed that the building, maintenance, and operation of a hospital on said premises is in accordance with said plan.

(ii)(ii) not discriminate upon the basis of race, color, creed or national origin in the sale, lease or rental or in the use or occupancy of the granted premises or any improvements erected or to be erected thereon or any part thereof;

(iii) not effect or execute any agreement, lease, conveyance or other instrument whereby the granted premises or any part thereof is restricted upon the basis of race, religion, color or national origin in the sale, lease or occupancy thereof;

(iv) comply with all state and local laws, in effect from time to time, prohibiting discrimination or segregation by reason or race, religion, color, or national origin in the sale, lease or occupancy of the granted premises.

(b) The covenants contained herein shall be covenants running

with the land and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and in favor of and enforceable by the grantor, its successors and assigns, the City of Boston, any successor in interest to the grantee of the granted premises or any part thereof and the owner of any other land or of any interest in such land in the West End Land Assembly and Redevelopment Plan which is subject to the land use restrictions of the Plan, against the grantee, its successor and assigns to or of the granted premises or any part thereof. The covenant provided in clause (a) (i) shall remain in effect until July 22, 2007 at which time such covenant shall terminate and the covenants provided in clauses (a) (ii), (iii) and (iv) shall remain in effect until July 22, 2057, at which time such covenants shall terminate; provided, that such covenants shall be binding upon the grantee itself, each success in interest or assign, and each part in possession or occupancy, respectively, only for such period as it shall have title to or an interest in or possession or occupancy of the granted premises thereof or part thereof.

(c) The grantee, its successors and assigns and lessees shall begin construction of the improvements on the premises within eighteen (18) months from the date hereof, and shall complete such construction within three (3) years from the commencement of construction of the improvements, provided that such construction of improvements shall be in accordance with constructions plans approved by the Boston Redevelopment Authority.

(d) Prior to completion of the improvements as certified by the Authority (as hereinafter provided) the grantee, its successors and assigns shall not without the consent of the Authority make or create any total or partial sale, assignment, conveyance or lease, or any trust or power, or transfer in any other mode or form with respect to the premises, or any part thereof or interest therein.

(e) Prior to completion of the improvements as certified by the Authority (as hereinafter provided) the grantee, its successors and

assigns shall permit access to the property to representatives of the Authority and the United States of America whenever and to the extent necessary to determine that the construction of improvements is being carried out in accordance with said approved construction plans and the said Land Assembly and Redevelopment Plan.

(f) Promptly upon completion of the improvements in accordance with said approved construction plans, the Authority will furnish the grantee with a Certificate of Completion, which Certificate shall be a conclusive determination of satisfaction and termination of the covenant set forth in paragraph (c) above with respect to construction of the improvements and the dates for the beginning and completion thereof and which certificate shall be in such form as will enable the grantee or its successors in title to record the same in Suffolk County Registry of Deeds in Massachusetts.

(g) The covenants contained herein shall run in favor of the grantor for the entire period during which such covenants shall be in force and effect, without regard to whether the grantor has at any time been, remains, or is an owner of any land or interest therein to, or in favor of, which such covenants relate. The grantor shall have the right, in the event of any breach of any such covenant, to exercise all the rights and remedies, and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach of covenant, to which the grantor or any other beneficiary of such covenant may be entitled.

WITNESS the execution hereof under seal this 29th day of December, 1964.

EXECUTED IN DUPLICATE

BOSTON REDEVELOPMENT AUTHORITY

BY

Stephen E. McCloskey
STEPHEN E. McCLOSKEY, Vice-Chairman
SHRINERS' HOSPITAL FOR CRIPPLED CHILDREN

BY

Harold Lloyd
HAROLD LLOYD, President

BY

George M. Saunders
GEORGE M. SAUNDERS, Assistant Secretary

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

DECEMBER 29, 1964

Then personally appeared the above-named Stephen E. McCloskey,
Vice-Chairman, and acknowledged the foregoing instrument
to be the free act and deed of the Boston Redevelopment Authority, before
me,

Herb C. Cadley
NOTARY PUBLIC
My Commission Expires: Dec. 23, 1965

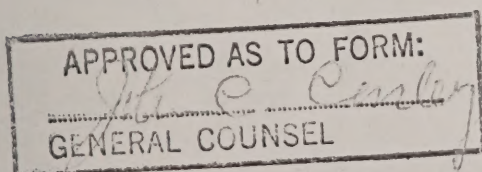
STATE OF ILLINOIS

COUNTY OF COOK

DECEMBER 18, 1964

Then personally appeared the above-named Harold Lloyd, President,
and George M. Saunders, Assistant Secretary, and acknowledged the foregoing
instrument to be the free act and deed of the Shriners' Hospital for Crippled
Children, before me,

Verna D. Seyfarth
NOTARY PUBLIC
My Commission Expires: Apr. 2, 1966



COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

DECEMBER 29 , 1964

Then personally appeared the above-named Stephen E. McCloskey,
Vice-Chairman, and acknowledged the foregoing instrument
to be the free act and deed of the Boston Redevelopment Authority, before
me,

John C. Corley
NOTARY PUBLIC
My Commission Expires: Dec. 23, 1965

Commonwealth of Massachusetts
Suffolk, ss.

Land Court

I hereby certify that the foregoing is a true photostatic copy of Document No. 270117
Certificate of Title No. _____ Book _____ Page _____ in
Suffolk County Registry District. Registered Dec. 29, 1964.
Date January 6, 1965.

Edward V. Corley
Acting Assistant Recorder.

APPROVED AS TO FORM:
John C. Corley
GENERAL COUNSEL

, 1964
President,
regöing
Crippled

1966

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on December 4, 1964 and duly recorded in this office:

On motion duly made and seconded, it was unanimously

VOTED: to adopt the following Resolution:

WHEREAS, the Boston Redevelopment Authority, a public body, politic and corporate, is the owner of a certain parcel of land in the West End Project, U.R. Mass. 2-3, known as Parcel 8; and

WHEREAS, THE SHRINERS' HOSPITAL FOR CRIPPLED CHILDREN, a Massachusetts charitable corporation sole, duly established under the laws of the Commonwealth of Massachusetts, is desirous of purchasing said Parcel 8;

NOW, THEREFORE, BE IT RESOLVED by the Boston Redevelopment Authority that the Deed of Parcel 8, West End Project, U.R. Mass. 2-3, as presented to this meeting, be and hereby is approved; and

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman and the Executive Director, or any of them, be and hereby are authorized to execute and deliver on behalf of the Authority a Deed in the form presented to this meeting to THE SHRINERS' HOSPITAL FOR CRIPPLED CHILDREN covering Parcel 8, West End Project, U.R. Mass. 2-3, for the sum of Fifty-three Thousand, Seven Hundred Sixty-three dollars and Seventy-five Cents (\$53,763.75).

The foregoing Deed is filed in the Document Book of the Authority as Document No. 385.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Deed to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Stephen E. McCloskey is the Vice Chairman of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 8th day of December 1964.

BOSTON REDEVELOPMENT AUTHORITY

BY

Kang J. Mian
Secretary

RESOLUTION

BE IT RESOLVED, that any one of the following officers: the President, the Vice-President, the Clerk, the Assistant Secretary, the Treasurer, and the Assistant Treasurer shall be and they are hereby authorized, directed and empowered in the name and on behalf of The Shriners Hospital for Crippled Children, a Massachusetts corporation:

1. To take such legal steps, including the institution of such suits and proceedings as may be necessary to secure the use and benefit of devises, bequests, gifts and endowments for Shriners Hospital for Crippled Children, and to enter its appearance in any and all suits and proceedings in which the said Corporation shall be a party, and to defend the same in the name of said Corporation; to compromise and settle law suits, claims and controversies affecting the properties of the Corporation which may be deemed advisable for the benefit of the Corporation;
2. To make and execute all necessary contracts and documents affecting the property of Shriners Hospital for Crippled Children, and any other properties of the Corporation;
3. To execute all necessary papers and documents to secure the transfer to said Corporation of corporate stocks and bonds, and to execute all necessary papers and documents for the sale and transfer of corporate stocks and bonds;
4. To make and execute any and all papers and documents as may be necessary from time to time to comply with the laws of the state in which any of the properties of the Corporation may be located, for the purpose of protecting and safeguarding the same;
5. To make and execute such agreements, papers and documents as may be necessary from time to time to settle any controversies over the properties of the Corporation, or such suits as may be pending affecting the properties of the Corporation, and as may be deemed necessary for the protection of the properties of the Corporation;
6. To sign checks, disburse funds, and open bank accounts and savings accounts for and on behalf of the Corporation;
7. To accept gifts, devises, bequests, donations, annuities and endowments of real and personal property for the use and benefit of the Corporation and/or the Shriners Hospital for Crippled Children, and to agree generally, specifically or in detail to the conditions thereof.

BE IT FURTHER RESOLVED, that any two of the following officers: the President and Clerk, the Vice-President and Clerk; the President and Assistant Secretary, the Vice-President and Assistant Secretary; the President and Treasurer, the Vice-President and Treasurer; the President and Assistant Treasurer, the Vice-President and Assistant Treasurer shall be and they are hereby authorized, directed and empowered in the name and in behalf of The Shriners Hospital for Crippled Children, a Massachusetts corporation:

1. To enter into and execute such suitable contracts with banks and trust companies in the City of Springfield, Massachusetts, and elsewhere, as determined by the Corporation for the handling and management of endowment funds for said Corporation;
2. To make and execute such papers and documents as may be necessary from time to time to withdraw funds from such fiduciaries and to change, modify, amend and alter such contracts as may be deemed necessary from time to time;
3. To make and execute contracts, deeds of conveyance, assignments, choses in action, powers of attorney, leases, releases, and any and all other papers that may be necessary for the acquisition, sale and conveyance of properties, real, personal and mixed.

I, George M. Saunders, do hereby certify that Harold Lloyd is the
President of The Shriners Hospital for Crippled Children, a corporation duly organized and existing under and by virtue of the laws of the State of Massachusetts, and that the foregoing is a full, true, complete and correct copy of a resolution duly adopted by the Board of Directors of said corporation at a duly and legally convened and regular meeting thereof held in Chicago, Illinois on October 7,
19.64

I do further certify that said resolution is still in full force and effect and has never been modified or repealed.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the corporate seal of said The Shriners Hospital for Crippled Children to be affixed hereto this 18th day of December, 19 64

George M. Saunders
Assistant Secretary

THE SHRINERS HOSPITAL FOR CRIPPLED CHILDREN,
Massachusetts Corporation.

DOCUMENT NO. 270117

LAND COURT.

SUFFOLK COUNTY REGISTRY DISTRICT.

CERTIFIED COPY.

Made January 6, 1965.

Boston Redevelopment Authority

to

Shriners' Hospital For
Crippled Children

Transcribed into

Registration Book Page

being Certificate of Title No.

I hereby certify that the charge for the with-
in copy is \$ 4.20 and the same has been
paid Edward V. Gately
Acting Asst. Recorder

